

DESIGN and ACCESS STATEMENT – Planning Application

Site: 452 Basingstoke Road, Reading RG2 0QE

Project No. 1607

Proposal: Single storey HCTF Control Room

Introduction

This project involves the erection of a single storey control room incorporating electrical switch gear and associated store room and drying room. The building will be known as the HCTF Control Room.

This document supports the planning application.

Use/Context

The space is used to contain electrical switchgear and as a control room for the adjacent existing chemical storage tank farm.

The proposal is for a single storey building.

Amount

The total floor area is 121.6 m2.

Layout

The overall layout of the site is unaltered.

The new building is to be located on a section of unmade/gravelled land.

Scale

The building is single storey and in keeping with the adjacent structures on site.

Landscaping

The existing landscaping will remain and access to the building will be via concrete footpaths

Appearance

The building will be constructed from composite panels and the external finish will be powder coated aluminium in dove grey with blue feature details and capping e.g. gutter trim.

The building is within an existing industrial site and is in keeping with adjacent buildings.

Access and Inclusion

The nature of the operations in the building means that it is not suitable for personnel with mobility issues.

Level access is provided where appropriate and any trip hazards or steps are highlighted on site for safety reasons.

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Conclusion

There will be no loss of amenity to neighbouring properties or to the public due to this development.

The development is in keeping with the site and surrounding area.

We believe that this Design and Access Statement is appropriately detailed for this application. However, if further information is required, please contact Neil Stevenson of SPM Ltd on 01737 248 866.

SPM Ltd

23 September 2016